

WARRANTY DEED  
Statutory Short FormNO TRANSFER  
TAX PAID

63-22

I, DOLORES C. LACOMBE, of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to JAMES H. HALL, of Waterville, County of Kennebec and State of Maine, and whose mailing address is P.O. Box 2542, Waterville, Maine 04903, with Warranty Covenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows; to wit:

004267

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Starting at a point in the easterly line of Central Avenue, which point is one hundred thirty (130) feet southerly from the point of intersection of the easterly line of Central Avenue and the southerly line of Hazelwood Avenue; thence to the east along the southerly line of land now or formerly of Cutting approximately one hundred seven (107) feet to the westerly line of land now or formerly of Fitzgerald; thence to the south along the westerly line of said Fitzgerald and along the line of land of parties unknown a distance of sixty-five (65) feet; thence to the west and keeping parallel to the line first drawn a distance of approximately one hundred seven (107) feet to the easterly line of Central Avenue; thence to the north along the easterly line of Central Avenue a distance of sixty-five (65) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than Six Thousand Dollars (\$6,000.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Being the same premises conveyed to Dolores C. Lacombe and James H. Hall by Deed of Sale By Personal Representative from Eleanor L. Puls, Personal Representative of the Estate of Ethel M. Larracey, dated September 25, 1995, and recorded in the Kennebec County Registry of Deeds in Book 4983, Page 47.

This conveyance is subject, however, to an existing Mortgage from Dolores C. Lacombe and James H. Hall to Peoples Heritage Savings Bank dated September 25, 1995, and recorded in the Kennebec County Registry of Deeds in Book 4983, Page 48, to secure payment of \$33,600.00, which Mortgage debt the Grantee herein assumes and agrees to pay.

PEOPLES HERITAGE SAVINGS BANK joins in this conveyance to consent to this transfer and waives its rights to accelerate payment as provided in Paragraph 17 of the above described Mortgage recorded at Book 4983, Page 48. This consent and waiver applies to this transfer only and the rights of Peoples Heritage Savings Bank under Paragraph 17 of said Mortgage shall apply to future transfers.

WITNESS my hand and seal this 16th day of November, 1995.

Signed, Sealed and Delivered  
in the presence of:

Marguerite L. Weymouth

Dolores C. Lacombe  
Dolores C. Lacombe

PEOPLES HERITAGE SAVINGS BANK

By C.R. Hirschfeld  
C.R. Hirschfeld  
Its Vice President

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STATE OF MAINE  
COUNTY OF

Dated: November 16, 1995

Then personally appeared the above named DOLORES C. LACOMBE and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Marquerite L. Weymouth  
Notary Public  
Print Name

MARQUERITE L. WEYMOUTH  
Notary Public Maine  
My Commission Expires December 21, 1997

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: November , 1995

Then personally appeared the above named C.R. HIRSCHFELT, Vice President of said PEOPLES HERITAGE SAVINGS BANK as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Bank.

Before me,

Edith R. Scott  
Notary Public  
Print Name Edith R. Scott



RECEIVED KENNEBEC SS.

95 FEB 26 AM 9:00

WITNESSES: Theresa (Becky) Peterson  
REGISTER OF DEEDS